

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.3
(ID # 3698)

MEETING DATE:

Tuesday, March 21, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33145 – Applicant: Copper Skye, LLC c/o Marc Perlman – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 Dwelling Units Per Acre), Low Density Residential (CD-LDR) (0.5 Acre Minimum) and Open Space: Conservation (OS-C) Location: Southerly of Newport Road, easterly of Leon Road and northerly of Busby Road – 34.16 acres – Zoning: Specific Plan (SP 293, A-43) – APPROVED PROJECT DESCRIPTION: Schedule A – to subdivide 34.16 acres into 2 lots for condominium purposes with 378 residential units, 984 parking spaces, and common open space areas for a variety of recreational amenities – REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No 33145, extending the expiration date to July 20, 2017. 100% Applicant Fees.

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on November 16, 2016. The Tentative Tract Map No. 33145 will now expire on July 20, 2017.

ACTION: (Consent)

Juan C. Perez, Director of Transportation & Land Management

3/10/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione and Washington
Nays: None
Absent: Ashley
Date: March 21, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: 100% Applicant Fees			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Tentative Tract Map No. 33145 was originally approved at Planning Commission on July 20, 2005. A first Extension of Time was approved at the Planning Commission on April 15, 2009.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of six (6) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them.

The Tentative Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Planning Commission heard the second extension of time for Tentative Tract Map No. 33145 on November 16, 2016. The Planning Commission approved the project by a 4-0 vote (Commissioner Hake absent).

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

**Supplemental
Additional Fiscal Information**

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- A. **PLANNING COMMISSION MINUTES**
- B. **PLANNING COMMISSION STAFF REPORT**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 16, 2016**

I. AGENDA ITEM 1.4

SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33145 – Applicant: Copper Skye, LLC c/o Marc Perlman – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 Dwelling Units Per Acre), Low Density Residential (CD-LDR) (0.5 Acre Minimum) and Open Space: Conservation (OS-C) Location: Southerly of Newport Road, easterly of Leon Road and northerly of Busby Road – 34.16 acres – Zoning: Specific Plan (SP 293, A-43) – **APPROVED PROJECT DESCRIPTION:** Schedule A – to subdivide 34.16 acres into 2 lots for condominium purposes with 378 residential units, 984 parking spaces, and common open space areas for a variety of recreational amenities.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 33145, extending the expiration date to July 20, 2017.

III. PLANNING COMMISSION ACTION:


Motion by Commissioner Taylor Berger, 2nd by Commissioner Valdivia
A vote of 4-0 (Commissioner Hake absent)

APPROVED SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33145, extending the expiration date to July 20, 2017.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No. 1.14
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: November 16, 2016

TENTATIVE TRACT MAP NO. 33145
SECOND EXTENSION OF TIME
Applicant: Copper Skye, LLC c/o Marc
Perlman


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 34.16 acres into 2 lots for condominium purposes with 378 residential units, 984 parking spaces, and common open space areas for a variety of recreational amenities.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33145

BACKGROUND:

The Tentative Tract Map No. 33145 was originally approved at Planning Commission on July 20, 2005. A first Extension of Time was approved at the Planning Commission on April 15, 2009.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of six (6) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

W

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated October 20, 2016) indicating the acceptance of the six (6) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become July 20, 2017. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

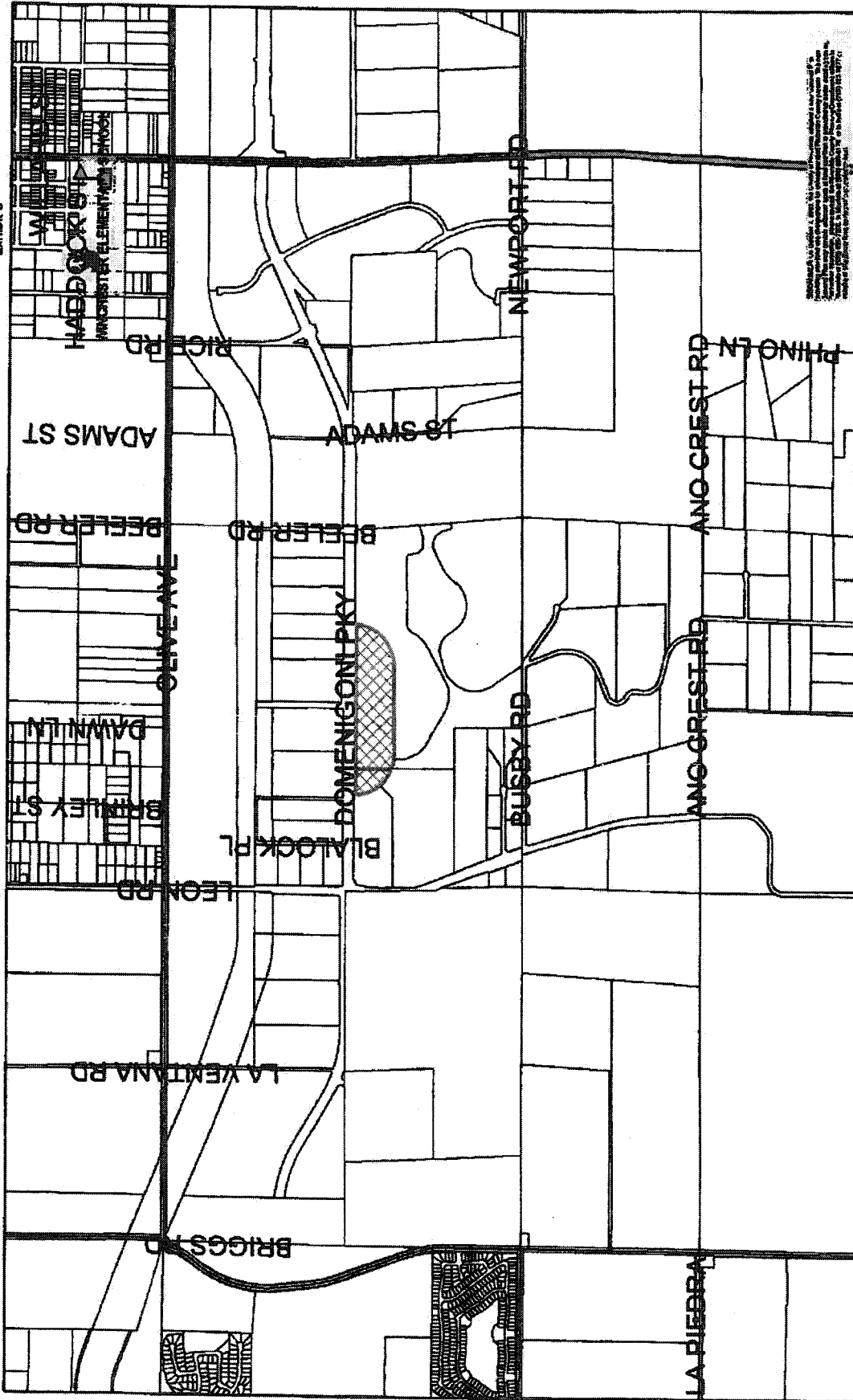
RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33145**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 20, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Washington
District 3

TR33145
VICINITY MAP

Planner: Russell Brady
Date: 7/20/05
Exhibit 5



NOTHING IS TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION IS PROVIDED AS IS AND WITHOUT WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND NONINFRINGEMENT. IN NO EVENT SHALL THE COUNTY OF RIVERSIDE BE LIABLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS, ARISING OUT OF OR FROM THE USE OF THIS INFORMATION.

Zone Winchester
District T5SR2W
Township/Range: T5SR2W
Section: 32



RIVERSIDE COUNTY PLANNING DEPARTMENT

ASSESSORS 461-19
BK. PO. THOMAS
BROS. PG 869 C1

Supervisor Washington
District 3

TR33145

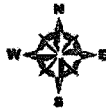
DEVELOPMENT OPPORTUNITY

Planner: Russell Brady
Date: 7/20/05
Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Winchester**
Township/Range: T5SR2W
SECTION: 32



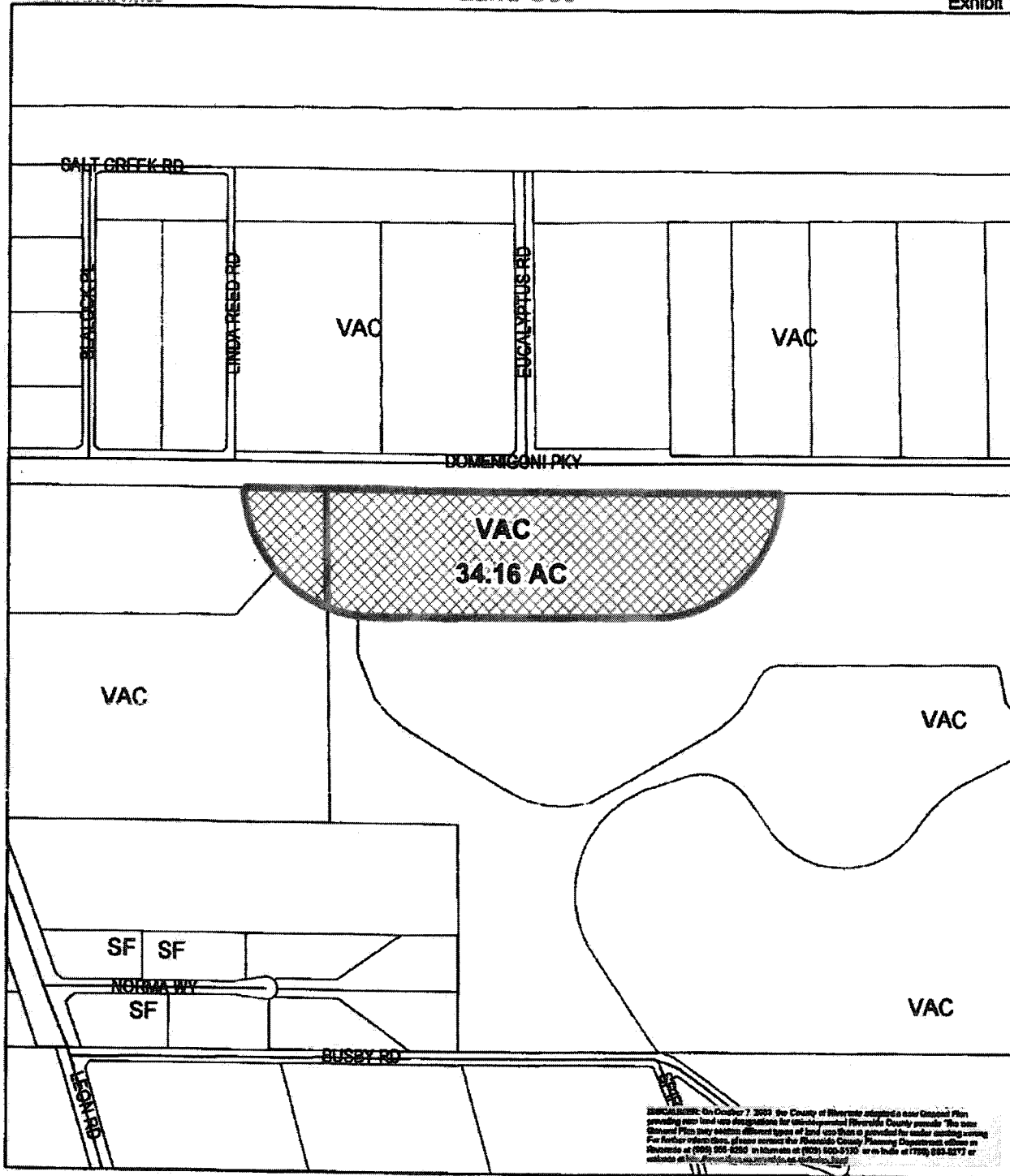
ASSESSORS 461-19
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BROS.PG



TR33145

Land Use

Exhibit 1



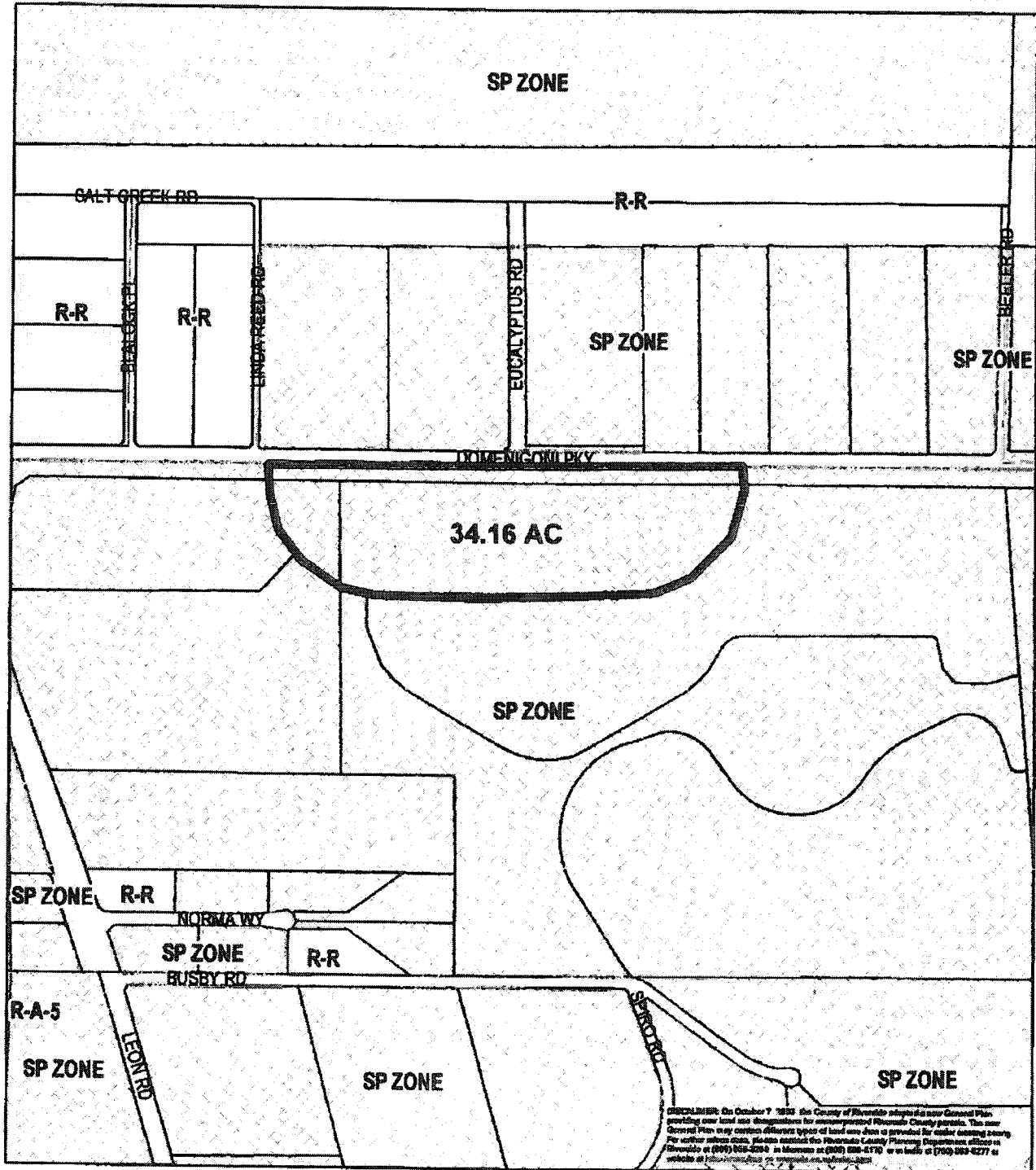
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: **T5SR2W**
Section : **32**



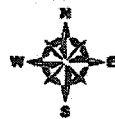
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BROS.PG

TR33145
EXISTING ZONING



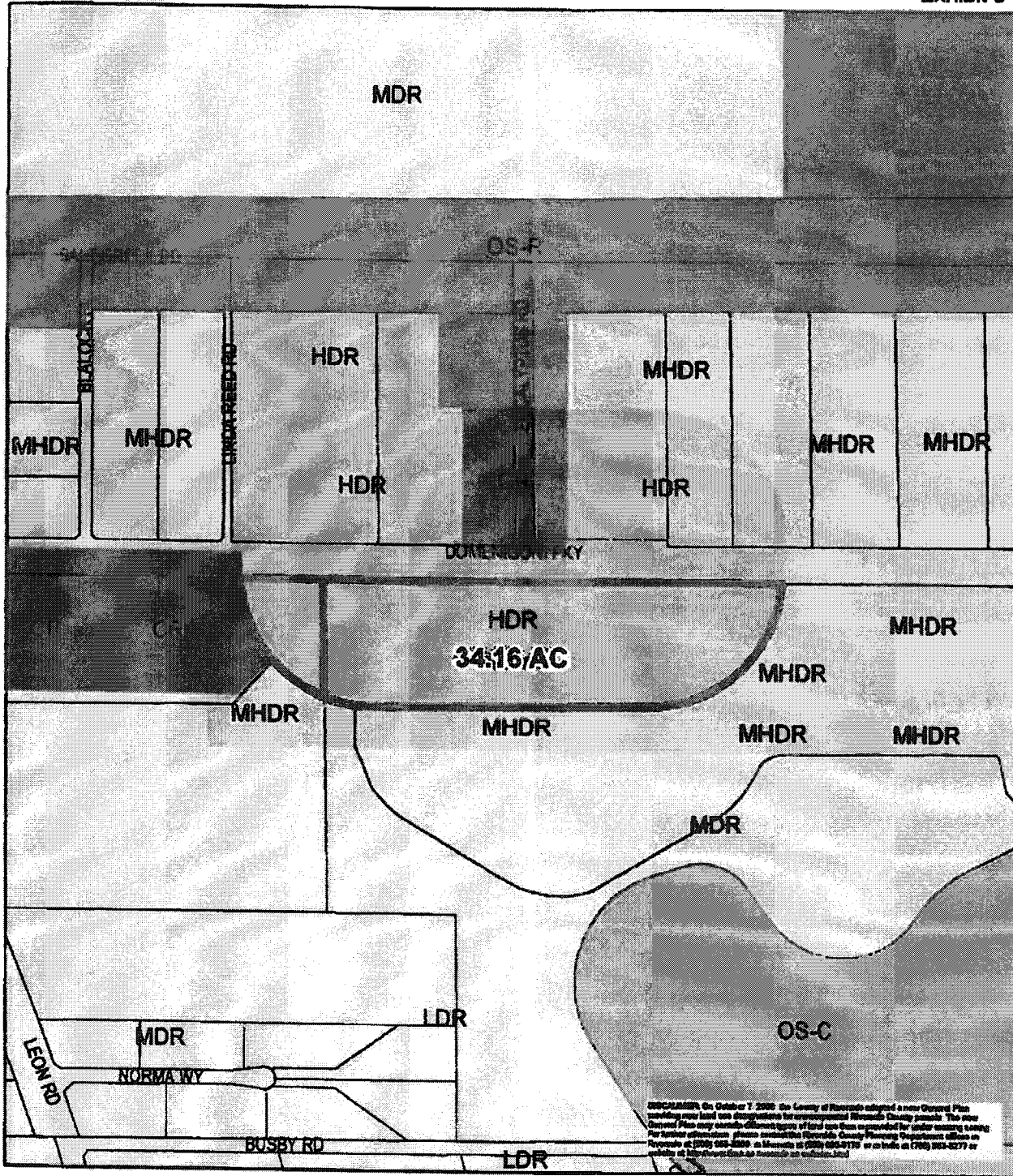
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: T5SR2W
Section : 32



ASSESSORS
BK. PG. 461-19
THOMAS
BROS. PG 869 C1

TR33145
General Plan

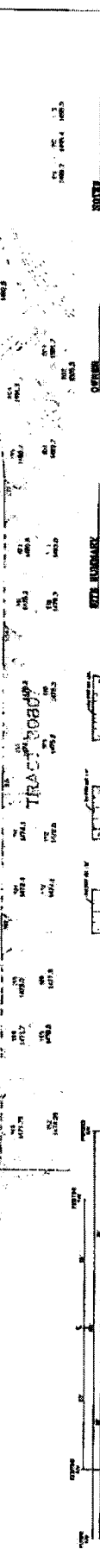
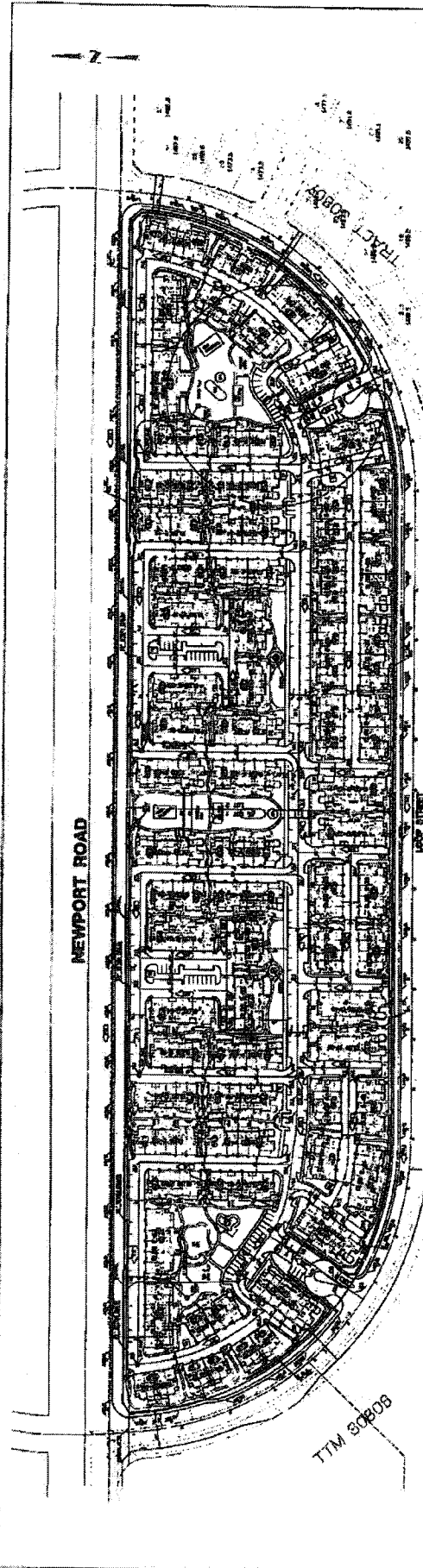


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: **T5SR2W**
Section : **32**



ASSESSORS
BK. PG. **461-19**
THOMAS **869 C1**
BROS.PG



NOTES

1. THIS PLAN IS A PRELIMINARY PLAN.
2. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS ISSUED HIS APPROVAL THEREON.
3. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THIS PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
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10. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THIS PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

AMENDED MAP NO. 2

TRACT NO. 3080A

TRACT NO. 3080B

TRACT NO. 3080C

GENERAL NOTES

ADJUSTMENT

REVISIONS

APPROVED PLAN, No. 2

ACKNOWLEDGEMENT

LAND USE

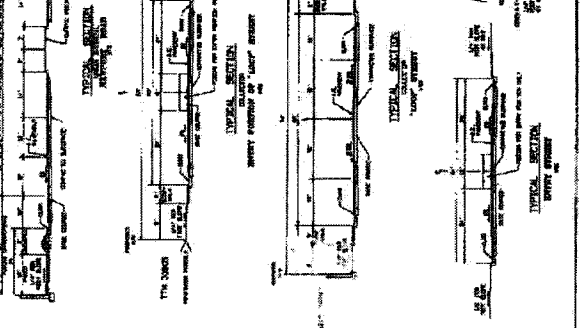
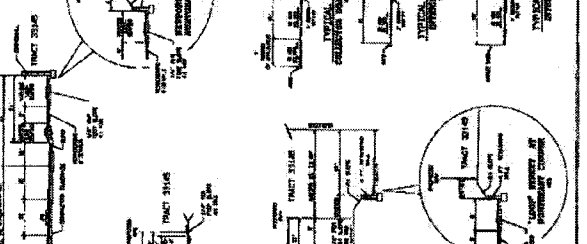
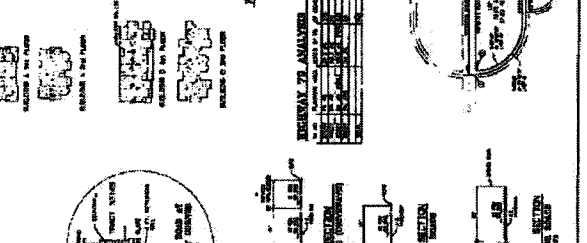
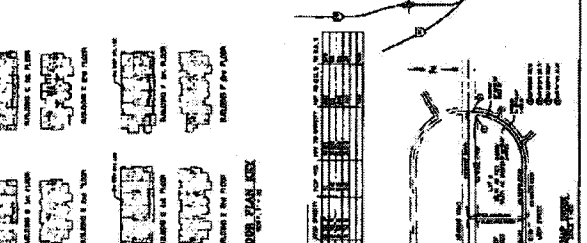
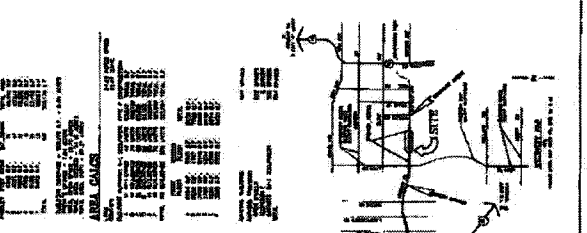
EXHIBIT

UTILITIES

SCHOOL DISTRICT

LOCAL JURISDICTION

ZONING



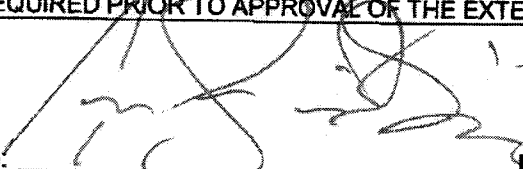
Extension of Time Environmental Determination

Project Case Number: TR33145
 Original E.A. Number: EA39904
 Extension of Time No.: Second
 Original Approval Date: July 20, 2005
 Project Location: South of Newport Road, East of Leon Road and North of Busby Road. _____

Project Description: Schedule A - to subdivide 34.16 acres into 2 lots for condominium purposes with 378 residential units, 984 parking spaces, and common open space areas for a variety of recreational amenities. _____

On July 20, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature:  _____ Date: October 31, 2016
 Tim Wheeler, Urban Regional Planner III For Steve Weiss, Planning Director



October 20, 2016

Tim Wheeler
Urban Regional Planner III
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: Acceptance of Conditions for Second Extension of Time for TR33145

Dear Mr. Wheeler:

I am the applicant for the Extension of Time Case TR33145. I accept the following conditions of approval associated with this Extension of time request:

PRIOR TO MAPRECORDATION

50. E HEALTH. 7
50. FHEALTH. 8
50.EHEALTH. 9
50. FLOOD RI. 10

PRIOR TO GRADING PRMTISSUANCE

60. BS GRADE. 15

PRIOR TO BLDG FINAL INSPECTION

90. BS GRADE. 7

Thank you,
Copper Skye, LLC



Marc R. Perlman
Manager

09/20/16
12:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33145

Parcel: 461-190-076

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 7 EOT2- SOLID WASTE SERVICE RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 8 EOT2- WATER & SEWER SERVICE RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 9 EOT2- PHASE I ESA UPDATE RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Please provide and updated report for review. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

FLOOD RI DEPARTMENT

50.FLOOD RI. 10 MAP WQMP CONDITIONS FOR EOT2 RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 MAP - EOT2 APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

09/20/16
12:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR33145

Parcel: 461-190-076

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7 MAP - EOT2 IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.